149.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,200 / 744,200
					USE VALUE:	744,200 / 744,200
					ASSESSED:	744,200 / 744,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
321		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHU MIAO HUA
Owner 2:	
Owner 3:	
Street 1:	321 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KWONG PHILIP K -
Owner 2:	CHU MIAO HUA -
Street 1:	321 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4465.000	301,000		443,200	744,200
Total Card	0.103	301,000		443,200	744,200
Total Parcel	0.103	301,000		443,200	744,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.51 | /Parcel: 484.51

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98398
GIS Ref	
GIS Ref	
Insp Date	11/06/08

!11673!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,000	0	4,465.	443,200	744,200		Year end	12/23/2021
2021	101	FV	292,000	0	4,465.	443,200	735,200		Year End Roll	12/10/2020
2020	101	FV	292,200	0	4,465.	443,200	735,400	735,400	Year End Roll	12/18/2019
2019	101	FV	232,000	0	4,465.	415,500	647,500	647,500	Year End Roll	1/3/2019
2018	101	FV	232,000	0	4,465.	343,400	575,400	575,400	Year End Roll	12/20/2017
2017	101	FV	232,000	0	4,465.	315,800	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	232,000	0	4,465.	288,100	520,100	520,100	Year End	1/4/2016
2015	101	FV	226,400	0	4,465.	282,500	508,900	508,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:54:31

LAST REV

Date	Time
11/29/21	08:45:19
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWONG PHILIP K,	71246-123		6/29/2018	Convenience	1	No	No		
BUUCK EILEEN R,	54454-315		3/26/2010	Estate/Div	442,500	No	No		
	8076-265		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2021	1663	Solar Pa	29,219	C				
12/12/2017	1637	Redo Bat	19,000	C				
10/30/2017	1433	Redo Bat	12,150	C				
3/17/2017	281	Redo Bas	25,500	C				
5/25/2010	479	Redo Kit	6,650					
4/2/2010	248	Re-Roof	5,600					
10/29/2009	1074	Manual	41,862					

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2008	Meas/Inspect	355	PATRIOT
12/28/1999	Inspected	276	PATRIOT
11/24/1999	Measured	263	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4465		Sq. Ft.	Site		0	80.	1.24	9									443,160						443,200	

USER DEFINED

Prior Id # 1:	98398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10250	Total SF/SM:	4465	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	443,160	Spl Credit		Total:	443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.97757620
Adj $ / SQ:	169.480
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408995
Depreciation:	107975
Depreciated Total:	301021

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

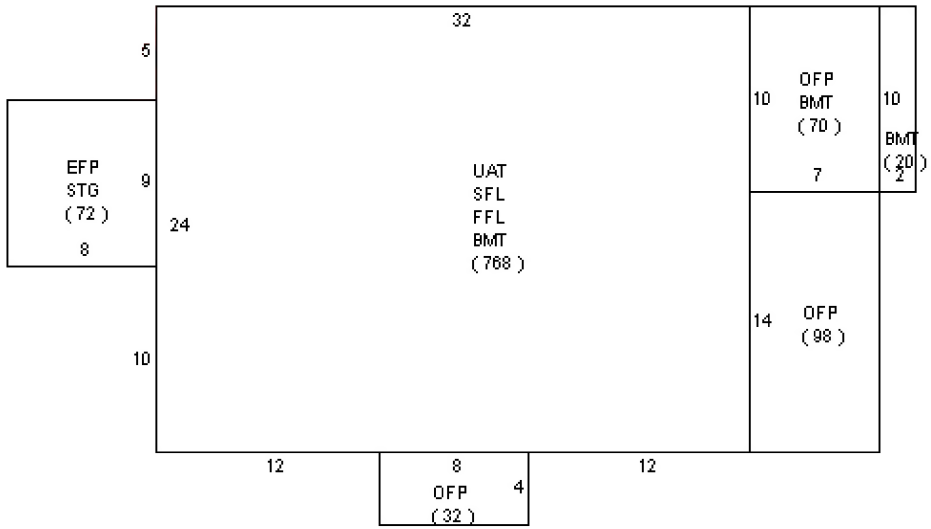
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.48
Special Features:	0	Val/Su Net:	102.73
Final Total:	301000	Val/Su SzAd	195.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	858	50.840	43,624
FFL	First Floor	768	169.480	130,160
SFL	Second Floor	768	169.480	130,160
OFP	Open Porch	200	24.200	4,839
UAT	Upper Attic	192	67.790	13,016
EFP	Enclos Porch	72	63.580	4,578
STG	Storage	72	8.580	618

Net Sketched Area:	2,930			Total:	326,995
Size Ad	1536	Gross Area	3506	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc